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# MARKETABILITY MATERIAL FOR URBAN LAND INSTITUTE PANEL

second meeting  
september 20, 21, 22, 1965

COMMUNITY  
RENEWAL  
PROGRAM

HOUSING AUTHORITY OF THE CITY OF NEWARK, N.J.

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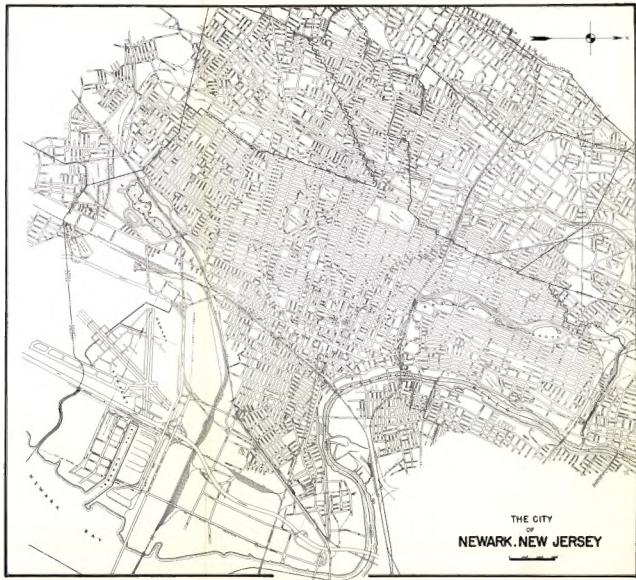
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General Planning:  
NEWARK CENTRAL PLANNING BOARD



THE CITY  
OF  
NEWARK, NEW JERSEY

# HOUSING AUTHORITY OF THE CITY OF NEWARK

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August 25, 1965

Urban Land Institute  
Washington, D. C.

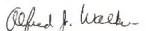
Gentlemen:

Accompanying is the revised Community Renewal Program for Newark for consideration of your panel at the sessions of September 20 and 21.

In compiling this program we have considered the recommendations, requests, and opinions expressed at the first panel sessions in November 1964, and in your subsequent report. We have also considered material and information which have become available since the first panel meeting.

We ask that you advise us in regard to marketability of the Urban Renewal sites under the land uses and conditions proposed in the Urban Renewal Plans.

Yours truly,

  
Alfred J. Walker  
Director of Urban Renewal

## FOREWORD

The revised Community Renewal Program which follows conforms to the major recommendations of the Urban Land Institute made after the meetings last November in regard to the preliminary Program considered at that time.

The revised Program accelerates provision of sites for industrial and commercial use. No substantial new retail uses are proposed but neighborhood shopping will be re-established where it is dislocated by redevelopment. This revised Program also provides for downtown residential development in the South Broad and St. Michael's Urban Renewal Project areas. These changes are in accord with the report of the Panel.

The revised Program also takes into account important new decisions made by related agencies. As a result of a recent agreement among city, state and federal officials, the timing of the three thruways to be built in Newark has been greatly advanced. The East-West Thruway (FAI-280) now in East Orange, will be under development in Newark in 1966. Route FAI-78 is expected to start at the Newark Airport in the same year for completion by 1973. The Midtown Connector (SF-75) will be constructed in the 1970-1975 period.

Urban Renewal Projects are proposed for development along the routes of these thruways at approximately the same time when the thruways will be under construction.

The Newark Board of Education has recently completed a preliminary school construction plan. On that account, the Camden Street School Urban Renewal Project has been included in these proposals. A blighted site will be cleared by the Project for the school. The cost of the school will be eligible as a supporting facility for the Project to make up the local share of net project cost. This close coordination of essential public work with an urban renewal project gives substantial aid to the success of both undertakings.

The revised Community Renewal Program outlines the urban renewal activities to be undertaken in the City during the 12 year period, 1966-1978, according to the current outlook. The Program is, of course, subject to modification as circumstances change.

As proposed, the Program does not cover the entire City. In Newark, the need for renewal is so great that some parts of the City (about 1,000 acres) could not reasonably be included in a 12 year period. It was considered unrealistic, however, to make projections beyond this period because of many variables. Nevertheless, it is confidently asserted that the declining trend in the City will be completely reversed by carrying out the proposals of the Community Renewal Program.

The revised Community Renewal Program comprises 28 urban renewal projects and a conservation program for about 3,500 acres. Included in these urban renewal projects are 15 projects now in the existing program of which 6 are in execution and 9 are in various stages of planning and processing. Most of these 15 projects,

which are located in severely blighted areas surrounding the central core of the City, involve substantial clearance. One project in execution, Lower Clinton Hill (C.R.P. #3), is primarily conservation and rehabilitation. All these projects were examined last November but, in a few cases, boundaries and land uses have been altered since then.

The revised Program also includes 13 other urban renewal projects, of which 5 require major clearance and 8 may require spot clearance with conservation and rehabilitation. The latter projects are located along the routes of the federally-aided arterial highways.

The revised Program also proposes extensive conservation in the outer sections of the City through code enforcement, rehabilitation and spot clearance to be undertaken concurrently with the urban renewal projects listed above. In these activities, all possible use will be made of the new aids now available under the provisions of the Housing and Urban Development Act of 1965.

In order to facilitate the evaluation of the total Program, four schedules are presented which summarize capital grant requirements, residential redevelopment, industrial and commercial development and the affect of the program on real estate taxes.

The Commercial-Industrial Development Chart shows an estimate of non-residential development which the urban renewal sites could accommodate. Industrial includes light and heavy industry and service facilities. Commercial includes offices, light industry and commercial services. Retail use indicated is for replacement of local shopping and service facilities or to serve new residential, commercial and industrial development. Alternate use for some indicated office usage would be light industry or F.H.A. 220 residential.

The Residential Development Chart gives an estimate of the amount and type of residential development which appears feasible for the Urban Renewal areas under local conditions and land use proposals. The total of all new residential units proposed exceeds the number of units to be demolished by about 5,000 dwellings. (The November Program assumed no increase) A full range of rentals is provided for. Currently, 443 apartments under FHA Sec. 220 are nearing completion on the Hill Street site (C.R.P. #5). Almost 1,000 dwellings under FHA Sec. 221(d)(3) are completed or under construction in the Old Third Ward Urban Renewal Project (C.R.P. #1).

Local Grant Requirements Chart for the proposed Program shows a cost to the City of approximately 7 million dollars per year including provision for the projects along arterial highways. This includes cash and non-cash grants. The ineligible portions of capital improvements must also be provided by the City and careful coordination of the City's Capital Improvement Program with the Urban R<sup>e</sup>newal Program is essential. A thorough analysis of the present regulations and policies concerning project improvements credits particularly in regard to City-wide improvements and educational facilities will be undertaken in the final phase of this C.R.P. Study.

The Real Estate Tax Chart shows what the estimated net difference (after vs. before renewal) in tax receipts would be, if the Community Renewal Program is carried out. Assuming that tax abatement will have to be granted for redevelopment, taxes after renewal are estimated at 50 percent of normal. In spite of this reduction, if municipal bonds are issued to finance urban renewal, the increase in tax receipts will carry the bonds after the 5th or 6th year.

#### SUPPORTING REPORTS:

Appendix 1 is a preliminary report indicating the feasibility of accomplishing the relocation of families resulting from the 12 year program. Consideration was also given to displacements by thruways, code enforcement and other governmental actions.

Under separate cover, is a report by Wilbur Smith Associates on the relation of the program to the arterial highway and street systems and to mass transit facilities.

Also under separate cover, is a report by First National Bank of Boston on the financial feasibility of the 12 year program.



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PROJECTED PROGRAM

1966 - 1978

# 1	OLD THIRD WARD, NJ R-6	In Execution
# 2	CENTRAL WARD, NJ R-32	In Planning - Part I
# 3	LOWER CLINTON HILL, NJ R-38	In Execution
# 4	NEWARK COLLEGES EXPANSION, NJ R-45	In Execution
# 5	HILL STREET, NJ R-49	In Execution
# 6	EDUCATIONAL CENTER, NJ R-50	In Planning - Part II
# 7	SOUTH BROAD, NJ R-52	In Execution
# 8	NEWARK PLAZA, NJ R-58	In Execution
# 9	ESSEX HEIGHTS(1st Stage) NJ R-62	In Execution
#10	FAIRMOUNT, NJ R-72	In Planning - Part I
#11	INDUSTRIAL RIVER, NJ R-121	In Planning - Part I
#12	ST. BENEDICT'S, NJ R-123	In Planning - Part I
#13	ESSEX HEIGHTS (2nd Stage) NJ R-141	In Planning - Part I
#14	ST. MICHAEL'S, NJ R-156	In Planning - Part I
#15	SOUTH BROAD (2nd Stage) NJ R-168	In Planning - Part I
#16	SOUTH BROAD INDUSTRIAL	Survey and Planning
#17	ORANGE ST. WEST (I-280)	Proposed
#18	ORANGE ST. EAST (I-280)	Proposed
#19	WEEQUAHIC NORTH (I-78)	Proposed
#20	CAMDEN ST. SCHOOL	Proposed
#21	SOUTH BROAD (3rd Stage)	Proposed
#22	CITY LINE (I-78)	Proposed
#23	WOLCOTT (I-78)	Proposed
#24	BERGEN (I-78)	Proposed
#25	BELMONT (I-78)	Proposed
#26	PERFORMING ARTS	Proposed
#27	RAYMOND BLVD.	Proposed
#28	MIDTOWN CONNECTOR- ESSEX HEIGHTS (3rd Stage)	Proposed

C.R.P.#PREDOMINANT LAND USESNAME OF PROJECTEXISTINGPROPOSED

#1	OLD THIRD WARD, NJ R-6	Res. w/Retail	Res.w/Retail, Pub.
#2	CENTRAL WARD, NJ R-32	Ind. w/Res.	Ind., w/Res.
#3	LOWER CLINTON HILL, NJ R-38	Residential	Residential
#4	NEWARK COLLEGES EXPANSION, NJ R-45	Res., Comm., Ind.	Educational College
#5	HILL STREET, NJ R-49	Res., Comm.	Res., Comm.
#6	EDUCATIONAL CENTER, NJ R-50	Ind., Res., Comm.	College, Comm.
#7	SOUTH BROAD, NJ R-52	Res., Comm., Retail	Res., Comm.
#8	NEWARK PLAZA, NJ R-58	Comm., Ind.	Commercial
#9	ESSEX HEIGHTS (1st Stage) NJ R-62	Comm., Res.	Comm., Res.
#10	FAIRMOUNT, NJ R-72	Res., Ind., Public	Ind., Public, Res.
#11	INDUSTRIAL RIVER, NJ R-121	Ind., Res.	Industrial
#12	ST. BENEDICT'S, NJ R-123	Res., Comm., Public	Comm., Public
#13	ESSEX HEIGHTS (2nd Stage), NJ R-141	Res., Comm., Retail	Comm., Retail, Res.
#14	ST. MICHAEL'S, NJ R-156	Res., Comm., Ind., Pub.	Comm., Res., Public
#15	SOUTH BROAD (2nd Stage), NJ R 168	Res., Comm.	Res., Comm.
#16	SOUTH BROAD INDUSTRIAL	Ind., Res.	Industrial
#17	ORANGE ST. WEST (I-280)	Res., Public	Hwy., Res., Public
#18	ORANGE ST. EAST (I-280)	Res., Ind.	Hwy., Industrial
#19	WEEQUAHIC NORTH, (I-78)	Res., Ind.	Hwy., Ind., Res.
#20	CAMDEN ST. SCHOOL	Residential	Public, Res.
#21	SOUTH BROAD (3rd Stage)	Res., Retail	Residential
#22	CITY LINE (I-78)	Residential	Hwy., Res.
#23	WOLCOTT (I-78)	Residential	Hwy., Res.
#24	BERGEN (I-78)	Residential	Hwy., Res.
#25	BELMONT (I-78)	Residential	Hwy., Res.
#26	PERFORMING ARTS	Res., Comm., Ind.	Pub., Ind., Comm.
#27	RAYMOND BLVD.	Ind., Comm.	Comm., Public
#28	MIDTOWN CONNECTOR	Comm., Ind., Res.	Hwy., Res., Ind., Comm.
	ESSEX HEIGHTS (3rd Stage)		



COMMUNITY RENEWAL PROGRAM AND HIGHWAY PLAN  
NEWARK, NEW JERSEY



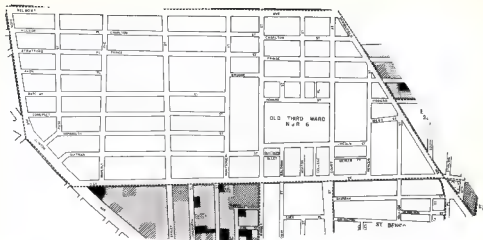
CRP #1

OLD THIRD WARD

NJ R-6



This project of some 200 acres is in execution. It has a Federal grant of \$17,773,005 but a further Federal grant of about \$6,000,000 is now being requested. Two Public Housing Projects, a large new elementary school and expansion of another existing school have been completed. Under construction currently are approximately 460 Units of F.H.A. 221(d)(3) middle-income housing and a new swimming pool. The completion of this project's renewal activities is dependent on construction of the north-south Midtown connector highway. At completion, the project will contain areas of retail-commercial activities, additional middle-income housing, expansion of churches and other public and semi-public institutions, and a new neighborhood Park. A well balanced residential neighborhood will be created, providing relocation housing for displaced families. Completion will include almost 7,000 new dwelling units (of which 3,675 now exist) and adequate new retail and service facilities.



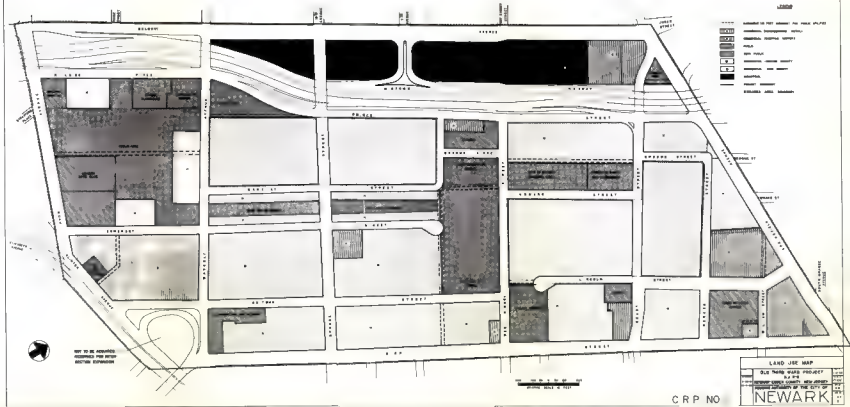
# PROJECT DATA

## PREDOMINANT LAND USE

Existing	Proposed	Local Grant	\$11,843,914.
Residential, Retail	Residential, Retail, Public	Federal Grant	\$25,071,564.
		Non-cash	\$ 7,722,579.

## LAND USE TABULATION

EXISTING		PROPOSED		
	Acreage	Number	Acreage	Development
Residential	108.5	7765 D.U.	83.3	6,495 D.U. 2,820 221(d)(3) 2,900 Pub. Hsg.
Commercial	18.2	495 Bus.	26.2	Rtl. 500,000 sffa
Industrial	5.5	14 Ind.	5.5	All retained
Public- Semi-Public	18.2	Schools, Playgrounds,Parks, Churches	41.5	Schools Playgrounds,Parks, Churches
Art. Highway	0		21.0	
Streets	85.6		79.3	
Other				



CRP NO

LAND USE MAP	
Old New Ward Project	S.A. 100
NEWARK, NEW JERSEY	
Approved Authority of the City of Newark	

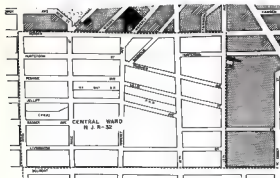
CRP #2  
CENTRAL WARD PROJECT  
N.J. R-32



This project aggregates 97 acres and is now in planning with a Federal grant reservation of \$10,337,032. The processing of this project was delayed by litigation which is now concluded in favor of continuation of urban renewal activities. Eventually, redevelopment of the area will result in the retention of many of the existing structures and the introduction of new industrial, residential, commercial and public uses. About 500,000 square feet floor area of new retail and service and up to 3,000,000 square feet floor area of light industrial usage is provided for.



### PROJECT DATA



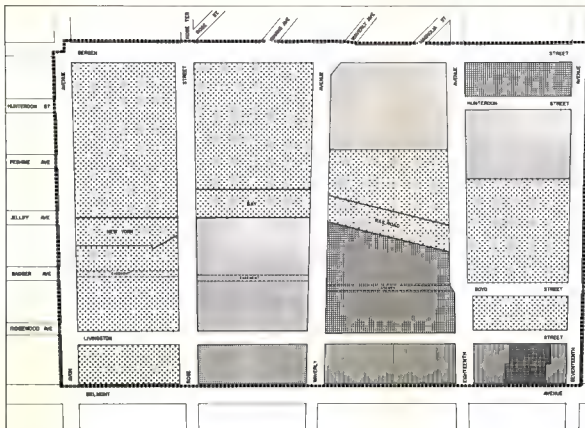
PREDOMINANT LAND USE

Existing	Proposed
Residential, Commercial	Light Ind., Residential

Local Grant	\$ 4,968,516.
Federal Grant	\$10,337,032.
Non-cash	\$ 700,000.

## LAND USE TABULATION

EXISTING			PROPOSED	
	Acreage	Number	Acreage	Development
Residential	29.5	455	20.5	300 P.H.Ret. 330 P.H.New 485 P.H.Elderly
Commercial	15.0	83	4.0	Retail 50,000 sffa
Industrial	11.5	25	42.0	Lt. Ind., 500,000 sffa
Public-Semi-Public	14.5	24	10.5	Educational
Art, Highway	--	--	--	
Streets	30.8		25.0	
Other				



# LEGEND

- RESIDENTIAL, MEDIUM DENSITY
- RESIDENTIAL, HIGH DENSITY
- COMMUNITY COMMERCIAL
- LIGHT INDUSTRIAL
- PUBLIC
- SEMI-PUBLIC
- UTILITY EASEMENT, EMBANKMENT
- PROJECT BOUNDARY

CRP NO 2

LAND USE MAP

CENTRAL WARD URBAN RENEWAL PROJECT

BLD 2-22

HOUSING AUTHORITY OF THE CITY OF

**NEWARK**

NEWARK-ESSEX COUNTY-NEW JERSEY

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DATE: 11-1-66	BY: [Signature]	SCALE: 1" = 100'

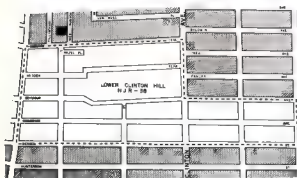
**2**

CRP #3  
LOWER CLINTON HILL PROJECT  
N.J. R-3B



This project is in execution. It comprises 78 acres in which rehabilitation predominates and clearance activities are limited to roughly 30 per cent of the area. It has a Federal grant of \$1,611,252 but an additional grant of \$1,768,915 has been requested. The project will eventually include two new apartment buildings, a number of new town houses and garden apartments, a fully developed City park, and the rehabilitation of several hundred existing structures.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing                      Proposed

Local Grant                      \$ 829,313.  
Federal Grant                      \$1,611,252.  
Non-cash                      \$ 71,640.

## LAND USE TABULATION

### EXISTING

Acreage

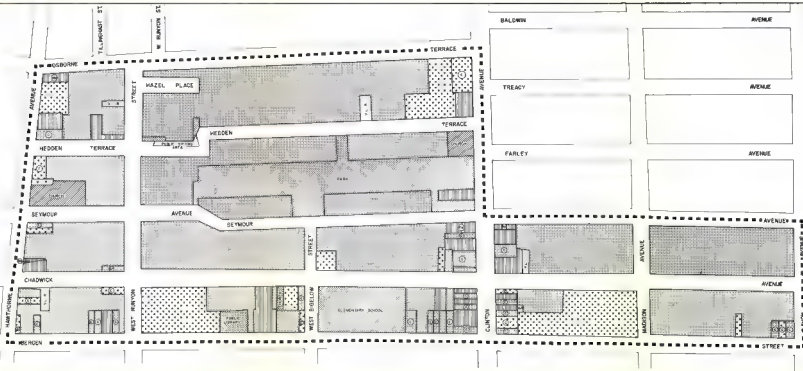
Number

Residential                      50.7                      1910 D.U.  
Commercial                      4.6                      15 Retail.  
Industrial  
Public-  
Semi-Public                      6.0  
Art. Highway  
Streets                      22.6  
Other

### PROPOSED

Development

50.0                      720 D.U. New  
1576 D.U. Retained  
4.6                      Retained  
6.86                      Parks,  
Playground



# LEGEND

- R.H. RESIDENTIAL - HIGH DENSITY
- R.M. RESIDENTIAL - MEDIUM DENSITY
- C COMMERCIAL - NEIGHBORHOOD RETAIL
- P PUBLIC
- S.P. SEMI-PUBLIC
- MIXED USES**
- PREDOMINANT USE INDICATED BY MIXTURE OF USE
- SUBORDINATE USE INDICATED BY LETTER CODE OF USE
- V.L.-R VACANT LAND UNIMPROVED RESIDENTIAL
- V.L.-C VACANT LAND IMPROVED COMMERCIAL
- PROJECT BOUNDARY

C.R.P. NO 3

LAND USE MAP

LOWER CLINTON HILL  
URBAN RENEWAL PROJECT  
N.J.R.-58

HOUSING AUTHORITY OF THE CITY OF

**NEWARK**

NEWARK-ESSEX COUNTY-NEW JERSEY

DATE	BY	REV.	REVISION	SCALE
10/1/58	J.P.	1	1	1" = 100'
10/1/58	J.P.	2	2	1" = 100'
10/1/58	J.P.	3	3	1" = 100'

**2**

CRP #4

NEWARK COLLEGES EXPANSION PROJECT

N.J. R-45



This is a 57 acre project and is in execution with a Federal grant of \$7,838,368 and an additional grant of \$2,529,136 has been requested. The area is almost entirely cleared, and most of it has been sold to two developers; Newark College of Engineering and Rutgers University. Construction activities by both institutions are well underway with two buildings completed and six under construction. A part of an added City Block will be cleared in the near future to provide land for the construction of a Newman Club by the R.C. Church.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Cleared	Colleges

Local Grant	\$3,499,875
Federal Grant	\$7,838,368
Non-cash	\$ 326,263

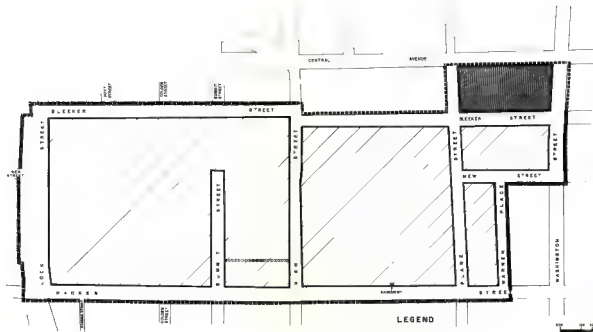
## LAND USE TABULATION

### EXISTING

	Acreage	Number
Residential	19.6	2084 D.U.
Commercial	7.6	150
Industrial	2.8	47
Public-Semi-Public	0.4	--
Art. Highway		
Streets	23.7	--
Other		

### PROPOSED

Acreage	Development
--	--
--	--
--	--
36.9	Rutgers University & Newark College of Engineering
17.2	--



# LEGEND

-  PROJECT BOUNDARY
-  PUBLIC INSTITUTIONAL
-  SEMI-PUBLIC
-  EASEMENT



CRP NO 4

## LAND USE MAP

NEWARK COLLEGE EXPANSION PROJECT	U.S. 9-45
NEWARK ESSEX COUNTY NEW JERSEY	U.S. 9-45
HOUSING AUTHORITY OF THE CITY OF	U.S. 9-45
<b>NEWARK</b>	<b>2</b>



CRP #5

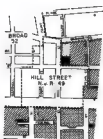
HILL STREET PROJECT

N.J. R-49



With a Federal grant of \$3,792,672, this project comprises 13 acres. Construction of a 445 unit F.H.A. 220 middle-income apartment building is underway. Completion of this redevelopment contemplates, in addition, construction of a new retail-commercial area of some 300,000 square feet floor area.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Commercial, Residential	New Commercial, Residential
Local Grant	\$1,792,587
Federal Grant	\$3,792,672
Non-Cash	\$ 252,855

## LAND USE TABULATION

EXISTING			PROPOSED	
	Acreage	Number	Acreage	Development
Residential	1.3	84 D.U.	4.4	443. D.U. (220.)
Commercial	5.4	40 Est.	3.1	Off. 300,000 sqft
Industrial	0.4	10 Est.	--	--
Public Semi-Public	0.1	--	--	--
Art. Highway	--	---	--	--
Streets	5.7	--	5.4	--
Other				

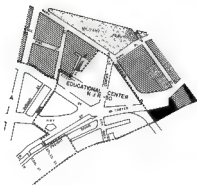


CRP #6  
EDUCATIONAL CENTER PROJECT  
N.J. R-50



This project has some 24 acres and a Federal grant of \$2,248,558. Planning for this project has been completed and execution will start in the near future. The complete redevelopment of the area will produce a new campus for Seton Hall University and a commercial area between McCarter Highway and the Passaic River of some 300,000 square feet floor area.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Commercial, Industrial	College, Commercial

Local Grant	\$1,512,447.
Federal Grant	\$3,180,094.
Non-cash	\$ 156,521.
Non-cash ineligible	125,000.

## LAND USE TABULATION

EXISTING			PROPOSED	
	Acreage	Number	Acreage	Development
Residential	1.2	15 D.U.	0	--
Commercial	11.2	25 Est.	9.2	Office 300,000 sffa. and Retail
Industrial	1.5	5	0	--
Public- Semi-Public	1.8	--	10.0	College
Art. Highway		(McCarter Hwy.)		(McCarter Hwy.)
Streets	8.0		4.5	--
Other				

# LEGEND



INFORMAL BUSINESS



EDUCATIONAL INSTITUTIONAL

STREET CEMENT BOUNDARY



PROJECT BOUNDARY

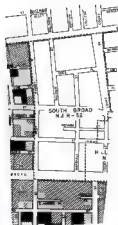


CRP #7  
SOUTH BROAD STREET PROJECT  
N.J. R-52



This project consists of 35 acres with a Federal grant of \$6,575,508. This project is in execution, land has been sold to and construction is in progress by the Newark Star-Ledger. Further construction starts are anticipated next year for commercial and residential reuses. Some 1,000 D.U.'s of F.H.A. 221(d)(3) housing and very substantial (possibly 300,000 square feet floor area) commercial retail and service areas are under consideration, including the establishment of a car-sales center, called an "autorama".

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Commercial, Residential	Commercial, Residential

Local Grant	\$3,283,244.
Federal Grant	\$6,566,489.
Non-cash	\$ 170,208.

## LAND USE TABULATION

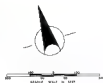
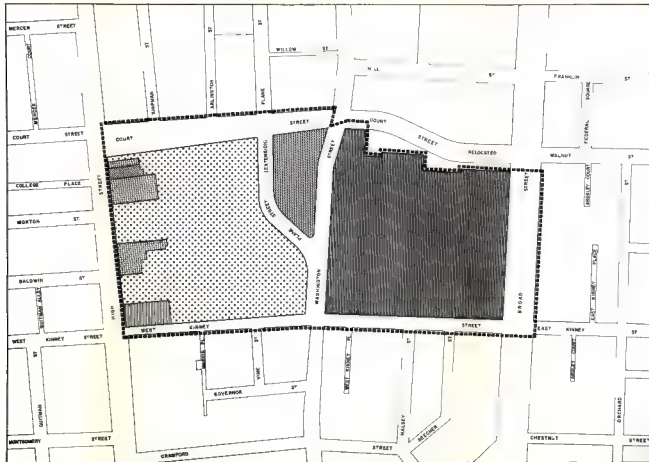
### EXISTING

	Acreage	Number
Residential	8.8	389 D.U.
Commercial	12.6	181 Est.
Industrial	0.7	1 "
Public- Semi-Public	1.2	
Art. Highway		
Streets	12.3	
Other		

### PROPOSED

Acreage	Development
6.4	FHA 220 - 704 D.U.
16.9	(180,000 40,000 (Offices, Retail (Hotel) 300 rms. 120,000 sqft. Garage & Service
1.6	
1.2	
9.5	





# LEGEND

-  INTENSIVE BUSINESS
-  RESIDENTIAL - HIGH DENSITY
-  COMMERCIAL - RETAIL
-  INDUSTRIAL (SERV. CE)
-  MIXED RESIDENTIAL COMMERCIAL (PROFESSIONAL RESIDENTIAL)
-  SEMI-PUBLIC
-  PROJECT BOUNDARY

CRP NO 7

LAND USE MAP

SOUTH BROAD  
URBAN RENEWAL PROJECT  
N J R - 52

HOUSING AUTHORITY OF THE CITY OF

**NEWARK**

NEWARK-ESSEX COUNTY-NEW JERSEY

Scale: 1" = 50' DATE: 10-10-60 DRAWN BY: J. R. 1  
 PREPARED BY: J. R. 1  
 CHECKED BY: J. R. 1  
 APPROVED BY: J. R. 1  
 DATE: 10-10-60  
 MAP NO. 1

CRP NO.

U.R.P.

**2**

CRP #8

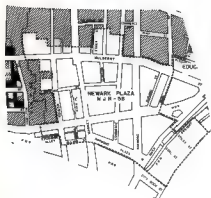
NEWARK PLAZA PROJECT

N.J. R-58



This project of some 50 acres has an existing Federal grant reservation of \$10,554,241. Planning activities are completed and execution activities were recently started. Large-scale commercial development which could aggregate 2,000,000 square feet floor area is planned for this area. It is to include commercial office buildings, retail shops, public parking garages, the expansion of the Newark Evening News presently underway as well as other uses. Also located in this project is part of the Seton Hall Campus redevelopment parcel, the balance of which is in Project NJ R-50.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Commercial	Commercial

Local Grant	\$4,459,327.
Federal Grant	\$8,918,655.
Non-cash	\$ 236,767.

## LAND USE TABULATION

### EXISTING

	Acreage	Number
Residential	0.7	12 D.U. (Roomers)
Commercial	21.2	268
Industrial	7.4	33
Public Semi-Public	2.0	
Art. Highway		McCarter Highway
Streets	19.4	
Other		

### PROPOSED

Acreage	Development
2.4	F.H.A. 220-350 D.U. (0-1 Bdrm.)
19.2	Offices-1,950,000 sffa R.C. 500,000 sffa.
2.3	P.S. Elec. Sub-Sta.
5.9	College, Parking, Parks
	McCarter Highway

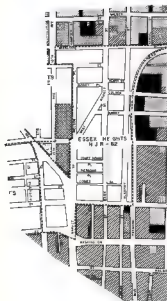


CRP #9  
ESSEX HEIGHTS PROJECT  
N.J. R-62



This project is in execution. It contains 47 acres and has a Federal grant of \$7,248,132. Execution activities have just started. Construction starts are to be made in the westerly part of this area for residential uses and the easterly part for commercial uses in 1966. Approximately half the area is being devoted to commercial and the other half to residential use, 1,500 D.U.'s of F.H.A. 221(d)(3) type may be constructed and 2,000,000 square feet floor area of retail, commercial, service space will be provided.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Residential, Commercial	Commercial, Residential

Local Grant	\$3,323,104.
Federal Grant	\$6,646,208.
Non-cash	\$ 432,668.

## LAND USE TABULATION

### EXISTING

	Acreage	Number
Residential	13.1	786 D.U.
Commercial	11.6	122 Est.
Industrial	1.6	5
Public- Semi-Public		
Art. Highway		
Streets	21.0	
Other		

### PROPOSED

Acreage	Development
12.1	F.H.A. 220-1500 D.U. (0-1 Bdrm.)
14.0	Offices 2,000,000 sqft.
0	--
3.4	Elem. School
17.8	

# ESSEX HEIGHTS

**NEWARK  
NEW JERSEY**

LAND USE MAP  
UR P MAP NO 2

-  RESIDENTIAL
-  INTENSIVE BUSINESS
-  PUBLIC
-  SEMI PUBLIC
-  PROJECT BOUNDARY



ESSEX HEIGHTS  
URBAN RENEWAL PROJECT  
N.J. R-62 (First Stage)  
PREPARED FOR  
HOUSING AUTHORITY OF  
THE CITY OF NEWARK  
ESSEX COUNTY NEW JERSEY

PREPARED BY  
URBAN PLANNING ASSOCIATES  
501 FIFTH AVENUE NEW YORK 17, NY  
AS A PART OF THE STUDY - ESSEX HEIGHTS  
DATE OF REVIEW - MARCH 1962  
SEPTEMBER 1962

SCALE  
0 100 200 300 400 500  
FEET

CR P NO 9

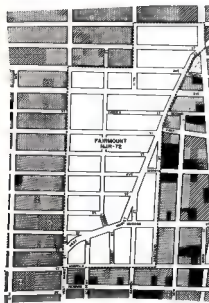
CRP #10  
FAIRMOUNT PROJECT  
N.J. R-72



This project has a Federal grant reservation of funds in the amount of \$11,018,663. Its area is approximately 85 acres. The Final Project Report has been submitted recently and start of acquisition activities is anticipated in the late fall of 1965. After redevelopment, this area will contain greatly expanded facilities of Wiss Industries, and Newark City Hospital, a new office building of the Motor Club of America, expansion and relocation of churches, a firehouse, as well as new construction of some 1,250 D.U.'s (F.H.A. 221 (d)(3)) in apartment buildings and town houses, and provision of 32,000 square feet floor area of neighborhood shopping facilities.



# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Residential, Industrial, Public	Industrial, Public, Residential

Local Grant	\$ 5,193,781.
Federal Grant	\$ 11,018,663.
Non-cash	\$ 1,037,726.

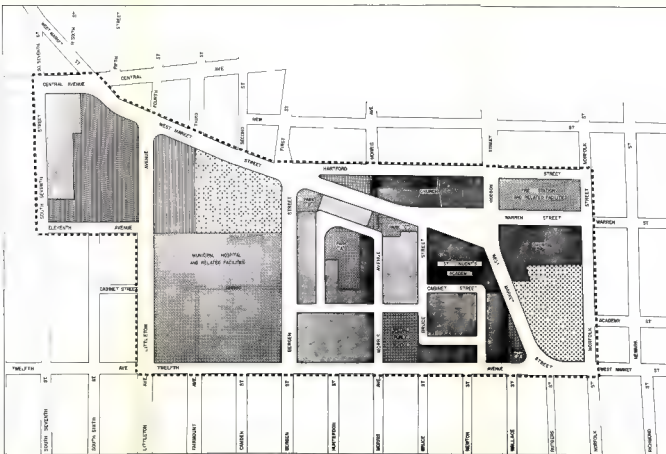
## LAND USE TABULATION

### EXISTING

	Acreage	Number
Residential	31.3	1,342 D.U.
Commercial	5.5	59 Est.
Industrial	4.6	21 Est.
Public- Semi-Public	11.3	32 Est.
Art. Highway		
Streets	32.1	
Other		

### PROPOSED

Acreage	Development
19.7	1248 221(d)(3)
6.0	Offices 32,000 sffa Lt. Ind., 100,000sffa
5.8	
25.8	Church, Firehouse, Playground
27.5	



#### LEGEND

- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL HIGH DENSITY
- NEIGHBORHOOD RETAIL
- OFFICE BUSINESS
- INDUSTRIAL SERVICE
- PUBLIC
- SEMI-PUBLIC
- CITY'S EASTERN BOUNDARY
- PROJECT BOUNDARY

CRP NO 10

LAND USE MAP

FAIRMOUNT URBAN RENEWAL PROJECT  
IN J. R. - 72

HOUSING AUTHORITY OF THE CITY OF

**NEWARK**

NEWARK THIRD WARD NEW JERSEY

SCALE: 1" = 100' 1" = 100' 1" = 100'

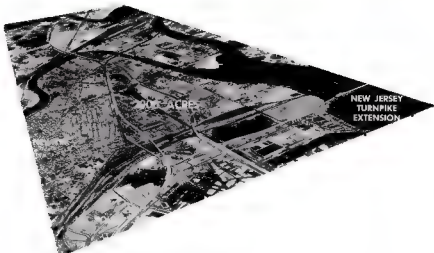
U. R. P.

**2**

CRP #11  
INDUSTRIAL RIVER PROJECT  
N.J. R-121



This project covers part of the Newark Meadowlands. It contains 1,646 acres and has a Federal grant reservation of \$7,919,671. In this Project Area the land will be devoted to industrial and accessory commercial uses by retention of the sound existing industries and introduction of many new industrial plants into the area. The area can provide adequate sites for about 7,000,000 square feet floor area of industrial and related structures.



#### PROJECT DATA

PREDOMINANT LAND USE		Local Grant	\$ 3,800,000.
Existing	Proposed	Federal Grant	\$ 7,919,671.
Industrial, Meadows	Industrial	Non-cash	\$11,900,000.

#### LAND USE TABULATION

EXISTING			PROPOSED	
	Acreage	Number	Acreage	Development
Residential	32.9	476 D.U.	11.0	P.H. Retained
Commercial	138.6	99 }	1179.0	7,000,000 sqft.
Industrial	1111.9	636 }		Industrial Bldgs.
Public-Semi-Public	51.1	11	60.0	New Police & Fire Facilities
Art. Highway	192.3	}	393 N.J. Turnpike U.S. 1 and 9 and Streets	
Streets	116.1	}		
Other		}		



CRP NO 11

LEGEND

-  Industrial
-  Medium Density Residential
-  Public
-  Employment
-  Project Boundary



LAND USE MAP  
INDUSTRIAL ZONE  
URBAN RESIDENTIAL PROJECT  
NEWARK  
NEWARK, NEW JERSEY  
PLANNED AND DESIGNED BY THE CITY OF NEWARK  
APPROVED BY THE CITY OF NEWARK  
DATE: 1964

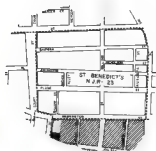
2

CRP #12  
ST. BENEDICT'S PROJECT  
N.J. R-123



this project is now in planning. It contains 35 acres and has a Federal grant reservation of \$1,679,993. It is anticipated that this project will go into execution in the summer of 1966. Approximately one-third of the Project Area will be redeveloped for the expansion of St. Benedict's Preparatory School. In the balance of the area many existing non-residential enterprises will be retained, will undergo expansion and structural rehabilitation whenever necessary. Substandard structures will be cleared from the area and new non-residential users introduced into it.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Commercial, Residential	Commercial, Education

Local Grant	\$2,495,891.
Federal Grant	\$5,468,232.
Non-cash	\$ 229,630.

## LAND USE TABULATION

### EXISTING

	Acreage	Number
Residential	5.6	228 D.U.
Commercial	14.0	} 118 Est.
Industrial	1.0	
Public-	1.0	
Semi-Public	2.0	
Art, Highway	--	
Streets	8.8	
Other		

### PROPOSED

Acreage	Development
0	0
19.3	Offices & Ret. 800,000 sffa
0	0
2.0	Church Exp.
6.0	St.B.Prep.School Exp.



### LEGEND

-  COMMERCIAL, GENERAL  
 INDUSTRIAL LIGHT  
 PUBLIC  
 SEMI-PUBLIC  
 PROJECT BOUNDARY

C.R.P. NO. 12  
LAND USE MAP

ST. BENEDICT'S URBAN RENEWAL  
PROJECT N. J. R. 23  
RENEWAL DIST. COUNTY NEW JERSEY  
HOUSING AUTHORITY OF THE CITY OF

NEWARK

2



CRP #13

ESSEX HEIGHTS SECOND STAGE PROJECT

N.J. R-141



This project with a Federal grant reservation of \$4,975,473 and covering some 21 acres is now in planning. Start of execution activities are anticipated in 1967. Reuses in this project will include commercial, and semi-public ones. However, the exact apportionment of land between such uses is not yet determined, since the project is in preliminary planning.

# PROJECT DATA



## PREDOMINANT LAND USE

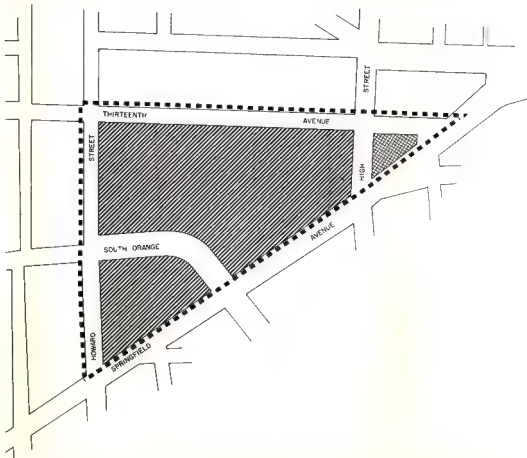
Existing	Proposed
Residential	Commercial

Local Grant	\$2,367,185
Federal Grant	\$4,975,473
Non-cash	\$2,170,000

## LAND USE TABULATION

EXISTING		PROPOSED	
	Acreage	Number	Development
Residential	5.0	369 D.U.	0
Commercial	5.0	84 Est.	11.0
Industrial			
Public-Semi-Public	0.3		0.3
Art. Highway			
Streets	3.9		3.9
Other			

Offices, Service  
500,000 sqft  
R. 90,000



#### LEGEND

-  COMMERCIAL
-  PUBLIC AND SEMI-PUBLIC
-  PROJECT BOUNDARY

PROPOSED LAND USE

C.R.P. No. 13

ESSEX HEIGHTS (2nd STAGE)

N.J.R. 141

HOUSING AUTHORITY OF THE CITY OF

**NEWARK**

NEWARK-ESSEX COUNTY-NEW JERSEY

DATE	BY	SCALE
10/1/68	J. J. J.	1" = 50'
10/1/68	J. J. J.	1" = 50'

CRP #14

ST. MICHAEL'S URBAN RENEWAL PROJECT

N.J. R-156



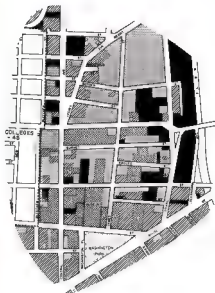
An application for a Federal grant reservation of some \$12.5 million has recently been submitted to the U.R.A. for this project of 85 acres. Start of execution activity is not anticipated until late in 1967. After renewal, this area will complement the Newark Colleges Expansion Project NJ R-45 in developing a center for cultural activities in the City. This project will include expansion of St. Michael's Hospital, Rutgers University, as well as the possibility of expansion of Newark Museum and Newark Public Library. In addition to such existing-to-remain uses, the area will incorporate one or more municipal parking garages, two areas of new residential development of the Section 220 type, a building for the elderly financed through the Public Housing Administration, commercial development along Central Avenue, provision of major street and utility improvements, rehabilitation of certain existing residential and non-residential structures, etc.

# PROJECT DATA

## PREDOMINANT LAND USE

Existing	Proposed
Commercial, Industrial	Residential, Commercial, Public

Local Grant	\$ 8,956,827.
Federal Grant	\$18,867,603.
Non-cash	\$ 5,710,000.



## LAND USE TABULATION

### EXISTING

Acreage	Number
21.2	878 D.U.

Residential

Commercial

Industrial

Public-  
Semi-Public

Art. highway

Streets

Other

37.7

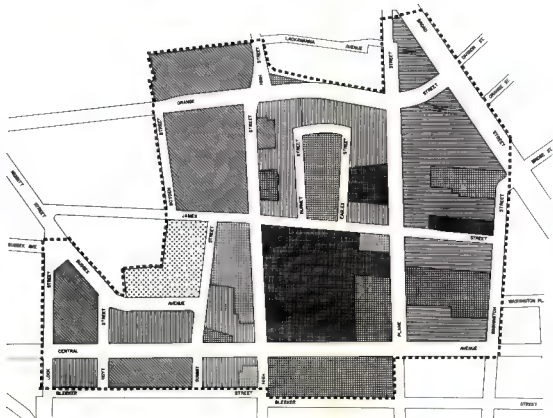
1.0

27.0

### PROPOSED

Acreage	Development
16.0	1,500 D.U. FHA 220 485 D.U. P.H. Elderly
15.0	Offices 400,000 sffa. Whistle. 100,000 sffa. Service 200,000 sffa.
13.0	600,000 sffa.
20.1	Hosp. 2 Pkng. Gar. 2000 spaces, Colleges School, Church, Museum, Library, Park, Play- ground

19.0



# LEGEND

- RESIDENTIAL, HIGH DENSITY
- RESIDENTIAL, MEDIUM DENSITY
- COMMUNITY COMMERCIAL
- ONE AREA COMMERCIAL
- LIGHT INDUSTRIAL
- INDUSTRIAL
- RECREATION
- UTILITY
- RAILROAD
- PORT
- BARRETT

C.R.P. NO 14

LAND USE MAP

ST. MORRIS, NEW JERSEY

1975

HOUSING AUTHORITY OF THE CITY OF

NEWARK

NEWARK - CLACK COUNTY - NEW JERSEY

DATE: 12/1/75  
BY: J. J. R. 12/1/75  
FOR: 12/1/75

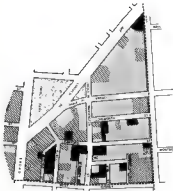
2

CRP #15  
SOUTH BROAD SECOND STAGE  
N.J. R-168



An application for a Federal grant of \$11,075,490 has recently been submitted to the U.R.A. Preliminary planning work is now being conducted on this project of some 54 acres. It actually constitutes a continuation in development of the NJ R-52 South Broad Project and will include residential, commercial, as well as public (elementary school) uses. In addition, a large number of properties will be retained and rehabilitated.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Residential	Residential, Commercial

Local Grant	\$2,334,000.
Federal Grant	\$4,666,000.
Non-cash	\$2,805,000.

## LAND USE TABULATION

EXISTING			PROPOSED	
	Acreage	Number	Acreage	Development
Residential	30.0	1234 D.U.	26.1	2500. D.U.FHA 220 & FHA 221 (d)(3)
Commercial	6.6		7.8	Retail-100,000sffa Offices 400,000sffa
Industrial				
Public- Semi-Public	2.9		8.5	School, Playground, Park
Art. Highway				
Streets	6.9		4.0	
Other				





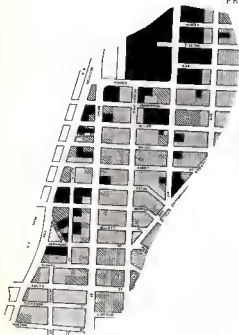
CRP #16

SOUTHBROAD INDUSTRIAL



This project of some 91 acres is in preliminary planning, with start of final planning anticipated during 1966. In addition to major traffic improvements, including the improvement of State Route 21, known as McCarter Highway, project activities will include an industrial redevelopment. A number of existing industrial plants will be retained and opportunity afforded to them to expand and new industrial plants of a non-noxious nature will be introduced into the area. One large block will be devoted to residential use to compensate for the large number of dwelling units now scattered throughout the area. In addition, two City Blocks will be utilized for commercial use at the northerly boundary of the project.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Residential	Lt. Industrial, Commercial

Local Grant \$ 8,024,326.

Federal Grant \$16,048,654.

Non-cash \$ 2,400,000.

## LAND USE TABULATION

### EXISTING

Acreage	Number
28.9	1469

Residential

Commercial }  
Industrial }

21.2

Public-  
Semi-Public

Art. Highway

Streets 42.2

Other

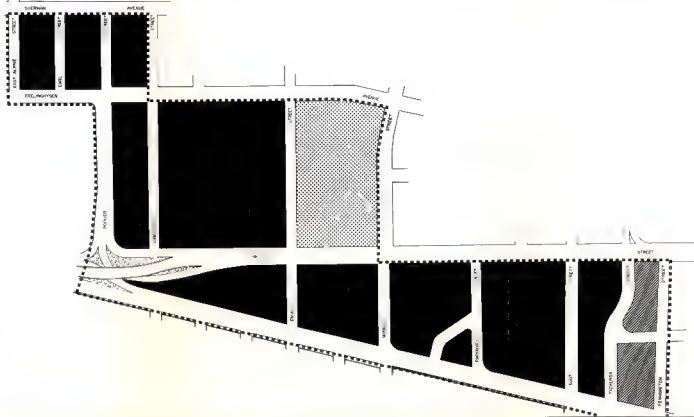
### PROPOSED

Acreage	Development
8.0	500 D.U. 221(d)(3)

67.0 (new) 1,000,000. sffa.

5.0 Parking Garage

20.3



- LEGEND
- INDUSTRIAL
  - COMMERCIAL
  - RESIDENTIAL
  - OPEN SPACE
  - PROJECT BOUNDARY

PROPOSED LAND USE	
C.R.R. No. 18	
SOUTH BRAD INDUSTRIAL	
HOLDING AUTHORITY OF THE CITY OF	
MUNICIPALITY OF NEW JERSEY	
DATE: 10/1/81	BY: [Signature]
SCALE: 1" = 100'	DATE: 10/1/81

C.R.P. #17

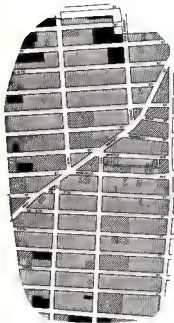
ORANGE STREET WEST (I-280)



This project will be the first of several strip projects to be developed in connection with the State and Federal Highway Program in the City of Newark. The basic purpose of the project is to replan the area so as to ease the impact of the highway on the surrounding area.

The project area is being bisected by Interstate 280. Current major reuses in the area will continue and will include new residential as well as expansion of existing public and commercial uses.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Residential	Highway, Residential Semi-Public

Local Grant \$2,828,133.

Federal Grant \$5,676,266.

Non-cash \$1,500,000.

## LAND USE TABULATION

### EXISTING

Acreage

Number

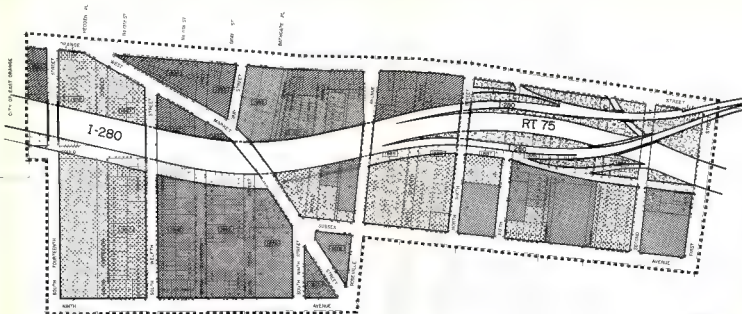
Residential	52.9	550 D.U.
Commercial	3.6	
Industrial	0.8	
Public- Semi-Public	12.2	
Art. Highway		
Streets	34.0	
Other		

### PROPOSED

Acreage

Development

19.8	1,000 D.U. 221 (d)(3)
6.7	200,000. sffa.
27.4	Church, Schools Hospital
21.0	E.W. Thruway (I-280)
28.2	



- LEGEND
- RESIDENTIAL
  - PUBLIC AND SEMI-PUBLIC
  - COMMERCIAL
  - OPEN SPACE
  - PROJECT BOUNDARY

PROPOSED LAND USE			
C.E.P. No. 7			
ORANGE STREET WEST I-280			
HOUSING AUTHORITY OF THE CITY OF			
<b>NEWARK</b>			
NEWARK-ESSEX COUNTY-NEW JERSEY			
DATE OF	BY	FORWARD	FILE
11/11/71			
DATE OF	BY	FORWARD	FILE
11/11/71			

CRP #18

ORANGE STREET EAST



Coupled with CRP Project Orange Street West, this project will develop and redevelop areas contiguous to East-West Thruway(Interstate Route 280) and Midtown Connector(State Route 75). The project is now in preliminary planning with major reuses contemplated to include commercial, industrial and one instance of public use. Such uses will be based primarily on existing-to-remain facilities. Renewal activities in the project will also greatly aid in the development of an equitable traffic pattern of local streets, in conjunction with various on and off ramps from the two major highways, and will alleviate the impact of the Thruway.



# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Residential	Highway, Industrial

Local Grant \$ 500,000.

Federal Grant \$1,000,000.

Non-cash \$ 500,000.

## LAND USE TABULATION

### EXISTING

	Acreage	Number
Residential	16.1	300 D.U.
Commercial	6.8	
Industrial	8.5	
Public- Semi-Public	9.3	
Art. Highway		
Streets	16.2	
Other		

### PROPOSED

Acreage	Development
8.3	Offices-100,000.sffa. Services-200,000.sffa.
11.8	Lt. Ind. 500,000 sffa.
1.7	Armory, Parks, Playground
18.9	E.W. Thruway (I-280) Midtown Connector(Rt75)
12.9	



CRP #19  
WEEQUAHIC NORTH



This project is crossed by three highways, i.e. Interstate 78, Route 22 and Route 75, and also the Lehigh Valley Railroad as well as Elizabeth and Frelinghuysen Avenues and borders Weequahic Park. The project will make provision for the highways and eliminate sub-marginal uses. Standard industries will be improved and commercial areas will be increased. Middle Income Housing (220) will be provided for, facing the park and other housing north-east of the intersection along E. Peddie Street.

# PROJECT DATA

## PREDOMINANT LAND USE

Existing	Proposed
Industrial	Industrial, Highway

Local Grant	\$3,750,000.
Federal Grant	\$7,500,000.
Non-cash	\$1,000,000.

## LAND USE TABULATION

### EXISTING

	Acreage	Number
Residential	19.3	410 D.U.
Commercial	18.4	
Industrial	62.3	
Public-Semi-Public		
Art. Highway		
Streets	19.6	
Other		

### PROPOSED

Acreage	Development
28.2	1000. 220.
0.8	500. 221 {d}{3}
59.1	20,000. sffa
	1,000,000 sffa.
16.9	I-78
14.6	



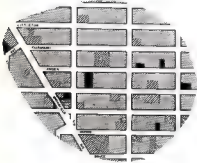
CRP #20

CAMDEN STREET (SCHOOL)



This project is in preliminary planning. It is proposed to develop and redevelop an area which will form a nucleus for further development of a residential neighborhood. This effort will be greatly aided by the Board of Education's construction of a new building for the Camden Street School. Thus, the predominant reuse in this area will be residential (Section 221-(d)(3) or, if available, a suitable State-sponsored program), the expansion of the school itself, and a small commercial-retail area for convenience shopping.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Residential	Residential, School

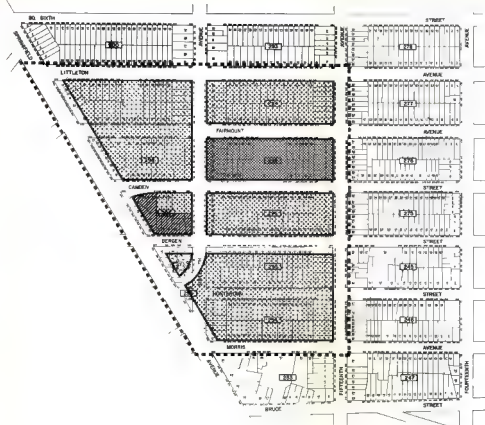
Local Grant	\$4,500,000.
Federal Grant	\$9,000,000.
Non-cash	\$5,500,000.

## LAND USE TABULATION

### EXISTING

Acreage	Number
Residential	20.4
Commercial	2.3
Industrial	0.2
Public- Semi-Public	0.7
Art. Highway	
Streets	15.9
Other	

Acreage	Development
16.2	1600 D.U. 221(d)(3)
0.7	
3.1	School & Playground



0 25 50 75 100  
Feet

# LEGEND

-  COMMERCIAL
-  OPEN SPACE
-  PUBLIC AND SEMI-PUBLIC
-  RESIDENTIAL
-  PROJECT BOUNDARY

PROPOSED LAND USE

C.R.P. 6.30

CAMDEN STREET SCHOOL

HOUSING AUTHORITY OF THE CITY OF

**NEWARK**

NEWARK - ESSEX COUNTY - NEW JERSEY

DATE	BY	CHECKED	APPROVED
10/1/80	J. J. ...	J. J. ...	J. J. ...



CRP #21

SOUTH BROAD THIRD STAGE PROJECT



Preliminary planning work is now being done in this project. The renewal of this area will complete the general South Broad renewal area, which consists of three additional projects identified as South Broad First, Second, and Industrial. The predominant reuse of the area will be residential with some expansion of existing public as well as commercial uses. In addition, some major street changes will effectively establish a new north-south arterial traffic facility in the City by linking Frelinghuysen Avenue with the Washington-Plane Street complex. The residential uses will be further enhanced by the expansion and modernization of existing Miller Street School.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Residential	Residential

Local Grant	\$ 5,661,200.
Federal Grant	\$11,322,400.
Non-cash	\$ 1,500,000.

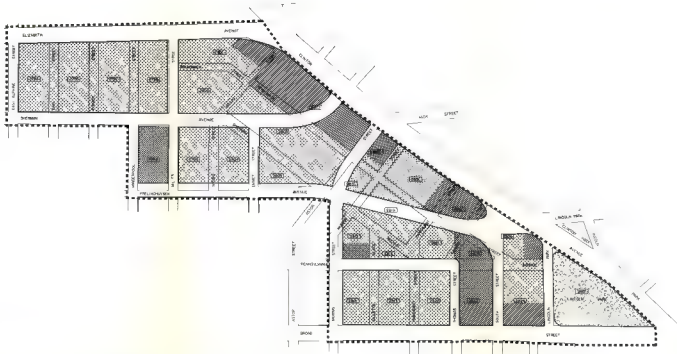
## LAND USE TABULATION

### EXISTING

	Acreage	Number
Residential	41.5	1690 D.U.
Commercial	9.5	
Industrial	1.9	
Public- Semi-Public	9.8	
Art. Highway Streets	23.5	
Other		

### PROPOSED

Acreage	Development
39.6	500 D.U. 220, 2000 D.U. 221(d)(3)
9.0	Retail 140,000 sqft. Gar. 1,000. spaces
13.0	School and playground Park
24.7	Trelinghuysen widening



LEGEND

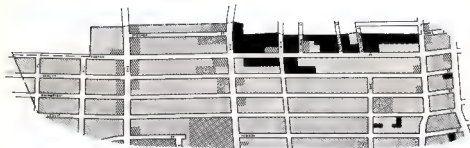
- COMMERCIAL
- OPEN SPACE
- PUBLIC AND SEMI-PUBLIC
- RESIDENTIAL
- PROJECT BOUNDARY

PROPOSED LAND USE  
 CITY OF ALBANY  
 CITY COUNCIL  
 HAVING AUTHORITY OF THE CITY OF  
 ALBANY, OREGON COUNTY, OREGON

CRP #22  
CITY LINE (I-78)



This project is one of several strip projects that will be developed in connection with the State and Federal Highway Program. Interstate 78 bisects almost fifty percent of the project area. The majority of the remaining area is for industrial use and a small portion is for residential uses.



## PROJECT DATA

## PREDOMINANT LAND USE

Existing	Proposed	Local Grant	\$380,000.
Residential	Highway, Industrial	Federal Grant	\$760,000.
		Non-cash	\$100,000.

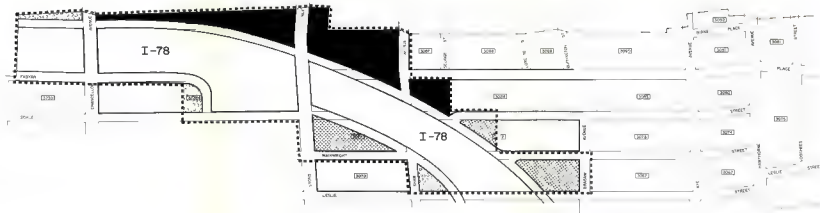
## LAND USE TABULATION

EXISTING			PROPOSED	
	Acreage	Number	Acreage	Development
Residential	24.9	25 D.U.	3.8	32 D.U. Pvt.
Commercial	1.8			
Industrial	5.3		7.9	300,000 sffa.
Public- Semi-Public	0.1		2.0	Parks
Art. Highway			26.6	I-78
Streets	13.6		5.5	
Other				

TOWN

OF

RIVINGTON



I-78

LEGEND

- RESIDENTIAL
- OPEN SPACE
- INDUSTRIAL
- PROJECT BOUNDARY

PROPOSED LAND USE

C.R.P. No. 22  
CITY LINE 1 TO

INDUSTRIAL AUTHORITY OF THE CITY OF

**NEWARK**

NEWARK, NEW JERSEY

DATE: 10/1/78

BY: [Signature]

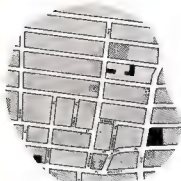
CRP #23

WOLCOTT (I-78)



This is a strip project in which Interstate 78 bisects approximately thirty-five per cent of the area. Major reuses in the remaining area will be predominantly residential, with a small portion being used for commercial purposes.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Residential	Highway, Residential

Local Grant	\$1,050,000.
Federal Grant	\$2,100,000.
Non-cash	\$ 100,000.

## LAND USE TABULATION

EXISTING			PROPOSED	
	Acreage	Number	Acreage	Development
Residential	25.5	208 Highway 25 U.R.	10.7	FHA 220 - 250 D.U. 221 (d)(3)-150 D.U.
Commercial	0.6		2.4	Retail
Industrial				
Public- Semi-Public	0.6			
Art. Highway			13.9	I-78
Streets	12.6		8.8	
Other				



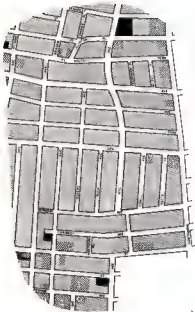


CRP #24  
BERGEN (1-78)



Interstate 78 bisects some sixty per cent of  
this strip project from Wolcott Terrace to  
Bergen Street. Major reuse will be approximately  
forty per cent residential.

# PROJECT DATA



## PREDOMINANT LAND USE

Existing	Proposed
Residential	Highway, Residential

Local Grant	\$1,000,000.
Federal Grant	\$2,538,000.
Non-cash	\$ 100,000.

## LAND USE TABULATION

EXISTING			PROPOSED		
	Acreage	Number	Acreage	Development	
Residential	33.2	245 U.R. 326 Hwy.	13.5	FHA 220 FHA 221(d)(3) Pvt.	500 D.U. 250 DU 20 D.U.
Commercial					
Industrial					
Public- Semi-Public	0.6		1.4	Park	
Art. Highway					
Streets	15.6		3.6		
Other					

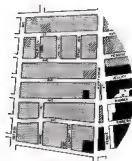


CRP #25  
BELMONT (I-78)



This strip project, extending from Bergen Street to Belmont Avenue, is bisected by Interstate 78, which encompasses about seventy-five per cent of the area. The remaining area is used for residential purposes.

# PROJECT DATA



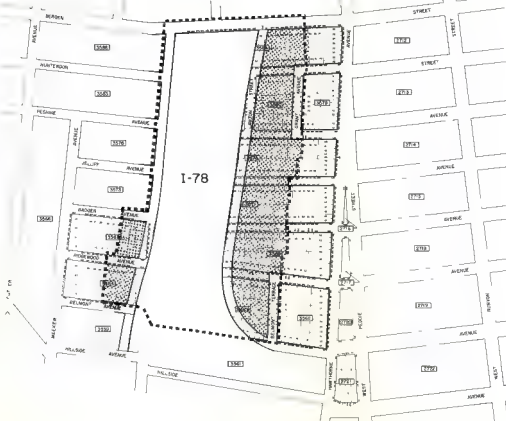
## PREDOMINANT LAND USE

Existing	Proposed
Residential	Highway, Residential

Local Grant	\$ 842,000.
Federal Grant	\$1,648,000.
Non-cash	100,000.

## LAND USE TABULATION

EXISTING		PROPOSED		
	Acreage	Number	Acreage	Development
Residential	14.4	145 U.R. 426 Hwy.	6	36 Private Houses
Commercial	0.4			
Industrial	0.3			
Public- Semi-Public	0.1			
Art. Highway			14	I-78
Streets	9.5		4	
Other				



# LEGEND

- STIPPLED RESIDENTIAL
- DASHED LINE PROJECT BOUNDARY

PROPOSED LAND USE			
CRP No 25			
DELMONT (I-78)			
HOUSING AUTHORITY OF THE CITY OF			
<b>NEWARK</b>			
NEWARK-ESSEX COUNTY, NEW JERSEY			
DATE	BY	REVIEWED	APPROVED
10/1/81	J. C.		
DATE	BY	REVIEWED	APPROVED
10/1/81	J. C.		

CRP #26  
PERFORMING ARTS PROJECT



This project is in preliminary planning. An area which is in the southerly part of Newark's downtown, is proposed to be developed into three major reuses. Such uses will be: commercial, generally along Broad Street and Mulberry Street; industrial, generally between Mulberry Street and McCarter Highway; and public, located generally in an area which already contains a number of Federal and City office buildings as well as the Mosque Theatre recently purchased by the City.



# PROJECT DATA

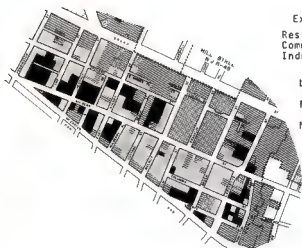
## PREDOMINANT LAND USE

Existing	Proposed
Residential, Commercial, Industrial	Public, Commercial, Industrial.

Local Grant \$ 8,000,000.

Federal Grant \$16,000,000.

Non-cash \$ 4,720,000.

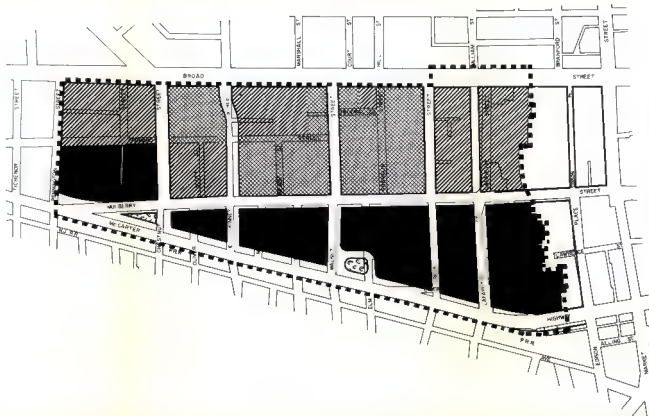


## LAND USE TABULATION

### EXISTING

### PROPOSED

	Acreage	Number	Acreage	Development
Residential	29.0	1226. D.U.	--	--
Commercial	21.3	1060 Broad Banks, etc. Essex House	29.0	1,500,000 sffa.
Industrial	14.0	Standard to be retained	31.5	1,200,000 sffa.
Public Semi-Public	13.0	Mosque & churches to be retained	21.0	Fed. Bldg. 6,000,000 City " 3,000,000 2 Pkwy Gar. 4,000,000
Art. Highway	(McCarter)			(McCarter)
Streets	24.9		20.7	
Other				



GRAPHIC SCALE IN FEET

#### LEGEND

-  COMMERCIAL  
 INDUSTRIAL  
 OPEN SPACE  
 PUBLIC AND SEM-PUBLIC  
 PROJECT BOUNDARY

CRP No. 26  
PERFORMING ARTS

HOUSING AUTHORITY OF THE CITY OF

NEWARK

NEWARK-ESSSEX COUNTY-NEW JERSEY

Grades	AP	C&G	AP/IB/CPAC	IB/CPAC
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		74 100%
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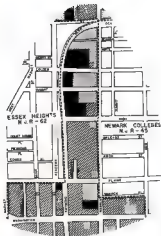
CRP #27

RAYMOND BLVD.



This project rounds out the Newark College Expansion Project by providing housing sites for the college. It also preserves standard buildings in the area and provides for the introduction of additional commercial land uses.

# PROJECT DATA



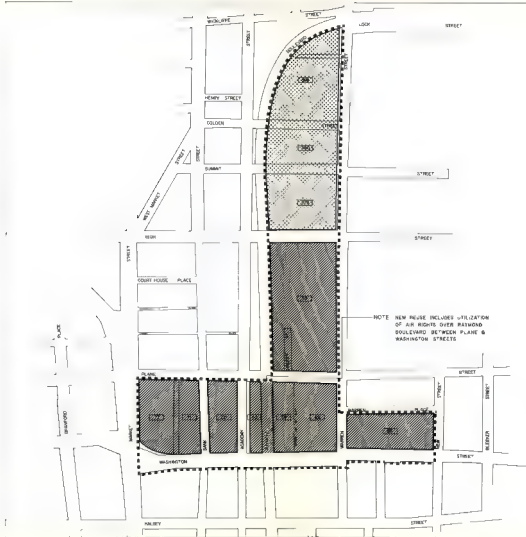
## PREDOMINANT LAND USE

Existing	Proposed
Commercial	Commercial, Residential

Local Grant	\$4,500,000.
Federal Grant	\$9,000,000.
Non-cash	\$ 500,000

## LAND USE TABULATION

EXISTING			PROPOSED	
	Acreage	Number	Acreage	Development
Residential	4.5	250 U.R.	19.1	College Housing
Commercial	15.5		17.2	Offices and Services
Industrial	4.5			
Public- Semi-Public				
Art. Highway				
Streets	7.4		6.5	
Other				



LEGEND

-  COMMERCIAL
-  RESIDENTIAL
-  PROJECT BOUNDARY

NOTE NEW REUSE INCLUDES UTILIZATION  
OF AIR RIGHTS OVER RAYMOND  
BOULEVARD BETWEEN PLANE &  
WASHINGTON STREETS

PROPOSED LAND USE

C.P.P. No. 27  
RAYMOND BOULEVARD

HOUSING AUTHORITY OF THE CITY OF

NEWARK, LEESE COUNTY, NEW JERSEY

DATE	BY	REVISION	DATE
10/1/77	JL		

CRP #28

MIDTOWN CONNECTOR-  
ESSEX HEIGHTS (3rd Stage)



The Midtown Connector (Route 75) crosses this project and connects with Interstate 280 and includes the fringe areas along the highways. Residential and commercial areas will occupy approximately sixty per cent of the remaining area, the balance providing for industrial and public usages. This project includes the former Essex Heights (3rd Stage) project which completes development of the Essex Heights area.

# PROJECT DATA

## PREDOMINANT LAND USE

Existing	Proposed
Commercial, Residential	Highway, Commercial, Residential

Local Grant	\$ 5,000,000.
Federal Grant	\$10,000,000.
Non-cash	\$ 2,000,000.

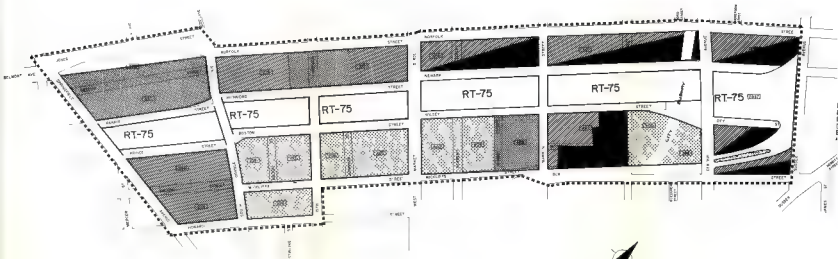
## LAND USE TABULATION

### EXISTING

Acreage	Number
Residential	37.8
Commercial	13.5
Industrial	15.7
Public- Semi-Public	7.3
Art, Highway	
Streets	39.7
Other	

### PROPOSED

Acreage	Development
15.1	1000 D.U. 221(d)(3)
18.9	800,000 sffa.
8.5	400,000 sffa.
9.8	School, playgrounds
37.7	Midtown Conn. (Rt. 75)
24.0	



- LEGEND
- COMMERCIAL / INDUSTRIAL
  - INDUSTRIAL
  - COMMERCIAL
  - RESIDENTIAL
  - PUBLIC USE / RECREATION
  - PROJECT BOUNDARY



PROPOSED LAND USE	
CAP No 25	
MOTOR VEHICLE	
STREET RIGHTS (NO STAGE)	
ISSUED AUTHORITY OF THE CITY OF	
<b>NEWARK</b>	
NEWARK ZONING COMMISSION REPORT	
DATE	FILE
APPROVED	RECEIVED



## CONSERVATION PROGRAM

The preceding twelve-year program is primarily clearance but includes considerable conservation and expansion of existing properties and usages. This program concentrates on the center of the city and eliminates a substantial part of the city's obsolete substandard housing and submarginal non-residential usages substituting new housing in a wide rental range and new commercial, industrial, educational health, civic and cultural facilities.

As this panel indicated at the first meeting, there is a substantial volume of usable to excellent housing in reasonable and good environments beyond the fringes of the central area. These fringe areas proper will require urban renewal treatment as soon as funds and ability to carry-out more projects permit.

The usable and good housing in the outer areas requires varying degrees of aid to correct and prevent structural and environmental deterioration. For this purpose ~~we~~ propose a Conservation and Code Enforcement Program concurrently with the Central City clearance program. It is proposed that field offices staffed with technical and administration personnel be established throughout the areas as an initial step to determine practical plans and procedures to apply the aids provided in the Housing and Urban Development Act of 1965.

The program which follows will require only planning and administration funds in the early years.

The Planning and Administration of these conservation projects to be carried on in the years 1966 to 1977 concurrently with the preceeding twelve year Community Renewal Program

<u>CONSERVATION PROJECTS</u>	<u>ACRES</u>
No. Newark Conservation Park - Bloomfield Ave.	180
Elizabeth Ave. - Conservation	73
West Side Conservation Avon - Central along City Line	230
Roseville Conservation Orange St. - Park Ave.	220
West Side Conservation East of Fairmount Cem.	200
Roseville Conservation No. of Bloomfield Ave.	187
Clinton Hill Conservation Avon to Hawthorne Aves.	310
No. Newark Conservation Mt. Prospect - McCarter Hwy.	261
No. Newark Conservation Heller Pkwy. - Verona Ave.	260
Ironbound Conservation P.R.R. to Adams St.	245
Vailsburg Conservation Vermont Ave. to Sandford Ave.	330
Weequahic Conservation No. Section - Interstate 78	200
<u>AREAS REQUIRING NO URBAN RENEWAL ACTION</u>	
No. Newark - Adjacent to Branch Brook Park	200
Weequahic - So. Section	550
Vailsburg - Western Section	400

## S U M M A R Y   S C H E D U L E S

The first schedule shows estimated annual local grant funds required for the projected 12 year program.

Schedules 2 and 3 show respectively the residential and commercial-industrial development which would be feasible on the Urban Renewal sites.

Schedule 4 shows the annual difference in real estate tax which would result.

## NEWARK HOUSING AUTHORITY

		FEDERAL TRANSITS	QTY Street Mile Case Case #	QTY Tunnel Mile Case Case #		2004	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
1	COLORADO S & T O	1,471,000	1,471,000	0	000000																				CONSTRUCTED
2	OLD FORD ROAD N & W 6	88,000,000	1,471,000	1,471,000	000000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	1,471,000	IN EXECUTION
3	CENTRAL ROAD N & S 3	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
4	LOWER CLINTON HILL N & S 36	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN EXECUTION
5	NEWARK COLLEGE EXP N & S 45	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN EXECUTION
6	HILL STREET N & S 49	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN EXECUTION
7	EDUCATIONAL CENTER N & S 50	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
8	SOUTH BRIDGE N & S 52	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN EXECUTION
9	NEWARK PLAZA N & S 56	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN EXECUTION
10	ESSEX HEIGHTS 1st Stage N & S 62	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN EXECUTION
11	WATERGATE N & S 72	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
12	INDUSTRIAL DRIVE N & S 75	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
13	ORANGE ST WEST 1-2ND	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
14	ORANGE ST EAST 3RD	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
15	WEDGEWICK NORTH 1-2B	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
16	CAMDEN ST SCHOOL	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
17	SOUTH BRIDGE 3rd Stage	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
18	CITY LINE 1-7B	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
19	WOLFEY & W	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
20	BERGEN 1-7B	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
21	BELMONT 1-7B	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
22	PERFORMING ARTS	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
23	RAYMOND BLVD	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
24	MICROWAVE CONNECTION ESSEX HEIGHTS 3rd Stage	1,000,000	1,000,000	1,000,000	000000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	IN PLANNING
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RESIDENTIAL DEVELOPMENT SCHEDULE  
COMMUNITY RENEWAL PROGRAM  
NEWARK HOUSING AUTHORITY

[illegible]

**COMMERCIAL-INDUSTRIAL DEVELOPMENT SCHEDULE  
COMMUNITY RENEWAL PROGRAM  
NEWARK HOUSING AUTHORITY**

		EXISTING ESTABLISHMENTS (COM - IND)	PROPOSED COMMERCIAL DEVELOPMENT SCHEDULE	PROPOSED INDUSTRIAL DEVELOPMENT SCHEDULE		1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	
1	CORNHILL S - B 3-2		RETAIL HOTEL																						CONSTRUCTED
2	OLD TOWN SQUARE N & B 30	N 448	RETAIL HOTEL																						IN EXECUTION
3	CENTRAL WARD N & B 30	N 415	RETAIL HOTEL																						IN PLANNING
4	LOWER CLINTON HILL N & B 30	N 415	RETAIL HOTEL																						IN EXECUTION
5	NEWARK COLLEGE EXH N & B 30	N 415	RETAIL HOTEL																						IN EXECUTION
6	HEL STREET N & B 30	N 415	RETAIL HOTEL																						IN EXECUTION
7	EDUCATIONAL CENTER N & B 30	N 415	RETAIL HOTEL																						IN PLANNING PART II
8	SOUTH BROAD N & B 30	N 415	RETAIL HOTEL																						IN EXECUTION
9	NEWARK PLAZA N & B 30	N 415	RETAIL HOTEL																						IN EXECUTION
10	ENTER EXHIBITS 4th Stage N & B 30	N 415	RETAIL HOTEL																						IN EXECUTION
11	PARADISE N & B 30	N 415	RETAIL HOTEL																						IN PLANNING
12	INDUSTRIAL RIVER N & B 30	N 415	RETAIL HOTEL																						IN PLANNING
13	ST. MICHAEL'S N & B 30	N 415	RETAIL HOTEL																						IN PLANNING
14	ENTER EXHIBITS 4th Stage N & B 30	N 415	RETAIL HOTEL																						IN PLANNING
15	ST. MICHAEL'S N & B 30	N 415	RETAIL HOTEL																						IN PLANNING
16	SOUTH BROAD 13th Stage N & B 30	N 415	RETAIL HOTEL																						IN PLANNING
17	CHANCE ST WEST 280'	N 415	RETAIL HOTEL																						S & P APPLICATION
18	CHANCE ST EAST 280'	N 415	RETAIL HOTEL																						
19	WILSON ST NORTH 11th	N 415	RETAIL HOTEL																						
20	CAMDEN ST (SCHOOL)	N 415	RETAIL HOTEL																						
21	SOUTH BROAD 13th Stage	N 415	RETAIL HOTEL																						
22	CITY LINE (17th)	N 415	RETAIL HOTEL																						
23	WILSON ST 17th	N 415	RETAIL HOTEL																						
24	BERGEN 7th	N 415	RETAIL HOTEL																						
25	RELMONT 11th	N 415	RETAIL HOTEL																						
26	PERFORMING ARTS	N 415	RETAIL HOTEL																						
27	HARVARD BLVD	N 415	RETAIL HOTEL																						
28	WILSON ST CONNECTOR CITY LINE HEIGHTS (1st Stage)	N 415	RETAIL HOTEL																						
																									TOTAL OF OFFICE 6,430,000
																									TOTAL OF COMMERCIAL 1,790,000
																									TOTAL OF RETAIL 2,062,000
																									TOTAL OF INDUSTRIAL 9,082,000

COMMUNITY RENEWAL PROGRAM  
PRELIMINARY REPORT ON RELOCATION

COMMUNITY HOUSING & PLANNING ASSOCIATES  
JOSEPH NEVIN, CONSULTANT

COMMUNITY RENEWAL PROGRAM  
PRELIMINARY REPORT ON RELOCATION

The relocation requirements of the proposals in the Community Renewal Program can be met during the 12-year period for which the Program is scheduled.

The Newark Housing and Redevelopment Agency has relocated more than 10,000 displaced families during the past 15 years. Comprehensive estimates of relocation needs and resources for the 16 projects in the current urban renewal program have been made annually since 1962. Consequently, it is possible to make reliable relocation estimates for the Community Renewal Program including the existing and proposed projects and the displacement of families resulting from thruways, code enforcement, etc. In all cases, these estimates include the maximum potential workload so that there is room to absorb possible increases, for example, in code enforcement or rehabilitation requirements or any other casual unforeseen need.

The total number of families to be displaced in the Community Renewal Program is estimated as follows:

	<u>Total</u>	<u>White</u>	<u>Non-White</u>
Urban Renewal	14,236	5,037	9,199
Thruways, etc.	<u>4,964</u>	<u>2,305</u>	<u>2,659</u>
Displaced Families	19,200	7,342	11,858
	100%	38%	62%



In relocation, as in other aspects of the Community Renewal Program, it is assumed that projects will be scheduled so as to achieve a relatively equal annual workload. The total number of displaced families is expected to run between 1,600 and 1,900 families per year, or between 130 and 160 families per month, from all sources.

The Relocation Division of the Housing Authority, which is the official relocation agency of the City, is administratively capable of handling this relocation workload if current resources are not greatly reduced.

Relocation resources have been, and are expected to continue to be, ample to receive the estimated total workload. At the time of the 1960 U. S. Census, the annual turnover in existing dwellings amounted to 20,765 units. At the same time, there were 7,100 vacant dwelling units. Since then, according to building permit data, there has been a small excess of new dwellings constructed over dwelling units demolished. Also, by reference to the electric meter index, the number of vacant units is estimated to be about the same as in 1960.

In addition to these resources in existing dwellings, the Community Renewal Program, as stated elsewhere, proposes the re-building in urban renewal areas of a larger number of dwellings than the number of units that are to be demolished. Already, more than 800 dwellings on urban renewal sites are nearing completion. In addition, the Housing Authority is

developing 2,000 public housing apartments for the elderly in various locations.

On the other hand, available resources are not likely to be absorbed by increase in population. Between 1950 and 1960, net out-migration of families resulted in a loss of 33,556 in the population of the City for the decade.

Taking all these considerations into account, it appears that the total vacancies possibly available for rehousing displaced families will amount to 15 or more times the number of families to be displaced by proposals of the Community Renewal Program and by other relocation activity during the same period. This large excess is considered sufficient to allow for the elimination by inspection of deficient units and to permit a reasonable freedom of choice to the displaced families.

For the current urban renewal program, it has been possible to match the requirements of displaced families with the characteristics of the housing supply in considerable detail. For these project areas, surveys have compiled information on the size of family, tenure, income and eligibility for public housing. This data has been compared to the size of dwelling, availability for rent or for sale, rent or value of dwelling, etc. No absolute deficit in the supply was found in any category. It was evident, however, that there would be some difficulty in relocating a small number of very large

families. Also, some low-income families could not be properly re-housed except in the 10,721 public housing apartments in the Housing Authority's program.

The results of these comparisons made for the current urban renewal program, which comprises one-half the Community Renewal Program in number of families, are considered to be valid for the entire Community Renewal Program about which information is not available in the same detail. All discernable differences between the total displacement and the current urban renewal displacement indicate somewhat higher income families in the total displacement because projects bordering thruways traverse the City whereas the urban renewal areas are severely blighted.

On the basis of the extensive experience of the Housing Authority, it is assumed that resources are ample for and that the relocation of individuals and of non-residential site occupants will be accomplished with less difficulty and in a shorter time than is required for the relocation of families.

Existing and new relocation resources in Newark will be entirely adequate to accommodate all the families to be displaced by the proposals of the Community Renewal Program. The displaced families can be relocated in decent, safe and sanitary dwellings within their financial means. Such dwellings in any part of the City are readily accessible to places of employment and are not less desirable than the displacement areas in regard to public and commercial facilities.